Building Guide

Single Family Residential
Uncovered Decks & Porches

How to Use this Guide
Provide two sets of the required documents and complete the following:

1. **Complete this Building Guide** by filling in the blanks on page two, and indicating which construction details will be used.

2. **Provide 2 Plot Plans** (site plan) showing dimensions of your project or addition and its relationship to existing buildings or structures on the property and the distance to existing property lines drawn to scale. Show the well and septic locations.

3. **Fill out a building permit application.**
The majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws.

NAME: ____________________________
ADDRESS: ____________________________
PHONE: ____________________________
PERMIT NUMBER: ____________________________
Directions

1. Fill in the blanks on page 2 with dimensions and materials which will be used to build the structure. Please print legibly.

2. Indicate in the check box which detail from pages 2 & 3 will be used.

Deck Section

- 1x___ or 2x___ decking
  (example: 1 x 4 or 2 x 6)

- 2x___ joists spaced ___” apart
  (example: 2 x 10” spaced 24” apart)

- ____ x ____ beam
  (example: (2) 2 x 10)

- 2x___ rim joist
  (example: 2 x 10)

- ____” x ____” posts
  post spacing ____’-____”
  post height ____’-____”
  (example: 4 x 4 posts, spaced 8” apart, height 8” (to under side of beam))

- ____” x ____” span
  (example: 13’-4”)

- Footing Size: ____” x ____”

Note: A plot plan (plan view) showing the dimensions of your project or additions and its relationships to existing buildings or structures on the property must be included. In addition to project dimensions, your plot plan must also show other details such as post locations and spacing, joist and beam spans, and any other pertinent information not shown on the section drawing.
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Detail A
- Existing building
- Approved flashing required
- Attach to joists with non-corrosive fasteners
- Attach ledger to existing bldg. with non-corrosive lag bolts. Locate bolts to penetrate rim joist or wall studs. See pages 2 & 4
- USE ROT RESISTANT LEDGER BOARD 2X8 MINIMUM
- Non-corrosive metal joist hanger
- Conditions such as attachment to cantilevers or veneers may require Engineer's approval

Detail B
- Secure balusters to beam
- Non-corrosive metal joist hanger
- Non-corrosive metal post/beam connector

Alternate detail B1
- Secure balusters to beam
- Non-corrosive metal post/beam connector

Alternate Detail B2
- Full depth 2x solid blocking
- Secure balusters to beam
- 24" max.
- Non-corrosive metal post/beam connector

Detail C
- ½" (min.) diameter anchor bolt embedded 7" min. into concrete pier or the equivalent
- Non-corrosive metal post anchor
- Finished grade
- 8" min. If less than 8", post must be decay resistive
- 12" (min.) diameter pier

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**Figure 507.2.3**
Deck Attachment for Lateral Loads

**Figure 507.2.3(2)**

**Detail J**
Figure 507.2.3-Use 2 minimum per deck within 24” of ends of deck.

**Detail K**
Figure 507.2.3(2)-Use 4 minimum per deck.

**NOTE:**
This detail is applicable where floor joists are parallel to deck joists.

2” MIN

FLOOR JOISTS

- Sheathing
- Siding
- Flashing for water tightness
- Decking
- Approved joist hangers
- 2” ledger with fasteners in accordance with Table R507.2
- Hold-down device min. 750 lb. capacity at 4 locations, evenly distributed along deck and one within 2’ of each end of the ledger. Hold-down devices shall fully engage deck joist per hold-down manufacturer.
- A fully threaded 3/8” diameter lag screw predrilled w/ min. 2” penetration to center of top plate, studs, or header.
Stair & Handrail Specifications

Open guardrails and open handrails on decks more than 30 inches above grade or a floor below shall have members spaced so that a 4 inch diameter sphere cannot pass through. Provide 4 3/8" at stair guard rails maximum.

Stairway Notes:
1. Stairways shall be not less than 36" in width.
2. Stairway rises shall be not greater than 8".
3. Stairway treads shall have a minimum run of 9".
4. The length of Run and the height of Riser shall not vary more than 3/8" in the entire run of the stair.
5. Stairs are required to be illuminated.
6. Open risers permitted if opening is less than 4".
7. Minimum 3/4" nosing

Handrail Notes:
1. Handrails shall be continuous on at least one side of stairs with 4 or more risers.
2. Handrails shall be placed not less than 34 inches nor more than 38 inches above stair nosings.
3. The handgrip portion of handrails shall be not less than 1-1/4 inches nor more than 2 1/4 inches in circular cross section.
4. Handrails shall be placed not less than 1-1/2 inches from any wall or other surface.

Acceptable Handrail Details

Unacceptable Handrails

NAME:
ADDRESS:
PHONE:
PERMIT NUMBER: